

## Charge Sheet

RICS

V

David Gowland

[MEMBER]

### Allegations:

1. Between 22 November 2020 and 25 December 2021, Mr Gowland, having undertaken to complete a lease renewal application pursuant to section 42 of the Leasehold Reform, Housing and Urban Development Act 1993 in relation to a flat at Maurice Court [“the Flat”], failed to carry out his professional work with due skill, care and diligence in that:
  - a) Having been unable to reach agreement with the landlord as to the terms of the lease renewal, he failed to make an application for the tribunal to determine the matters in dispute within six months of the landlord’s counter-notice or at all, thereby causing or allowing the lease renewal application to be deemed withdrawn, and/or
  - b) He failed to inform his client of the deadline by which an application to the tribunal had to be made, and/or
  - c) He failed to inform his client that the lease application could be deemed withdrawn should there be no agreement as to terms or no application made to the tribunal within six months of the landlord’s counter-notice, and/or
  - d) He failed to inform his client that the lease renewal application had been deemed withdrawn, and/or
  - e) He failed to inform his client of a letter dated 4 October 2021 from the landlord’s solicitors requiring payment of the landlord’s legal costs in relation to the failed lease renewal application, and/or
  - f) He failed to respond adequately to an email from his client dated 8 December 2021.

**Contrary to Rule 4 of the Rules of Conduct for Members version 7 or Rule 3 of the Global Rules of Conduct 2021**

*Mr Gowland is therefore liable to disciplinary action under RICS Bye Law B5.2.2(c)*

2. Mr Gowland failed to provide a good quality and diligent service in relation to a Lease Renewal Application in that he failed to respond, adequately or at all, to correspondence sent by his client on or around:

- a) 2 February 2022
- b) 12 April 2022

**Contrary to Rule 3 of the Global Rules of Conduct 2021**

*Mr Gowland is therefore liable to disciplinary action under RICS Bye Law B5.2.2(c)*

3. Mr Gowland failed to comply with his professional obligations to RICS in that he:

a) failed to respond, adequately or at all, to requests for action / information from RICS dated on or around:

- i. 7 June 2022
- ii. 28 February 2023
- iii. 14 March 2023
- iv. 31 March 2023
- v. 11 October 2023

**Contrary to Rule 1 of the Global Rules of Conduct 2021**

*Mr Gowland is therefore liable to disciplinary action under RICS Bye Law B5.2.2(c)*